

# ARKHAM

02 August 2021

Statutory Planning  
Mitchell Shire Council  
113 High Street  
Broadford VIC 3658

Dear Sir/Madam,

75 DAFFODIL CRESCENT, WALLAN

PLANNING PERMIT APPLICATION FOR THE CONSTRUCTION OF TWO (2) DWELLINGS ON A LOT

Please find enclosed, on behalf of our client Garg Goel Singh Pty Ltd, revised documentation in relation to planning application PLP048/21 at 75 Daffodil Crescent, Wallan.

## PROVIDED DOCUMENTS:

- Amended drawings addressing concerns in the letter dated 16 March 2021; the proposed development has been reduced to 2 dwellings and a reduction in car parking requirements is no longer required.
- A letter of approval from Pretty Sally Holdings Pty Ltd will be received shortly and forwarded to council for review.
- It has been confirmed that due to the reduction in the number of dwellings, the requests for a Cultural Heritage Management Plan and Car Parking Demand Assessment are no longer necessary.

## PROPOSAL AMENDMENTS:

After review of the provided RFI letter and conversations with council, the following amendments have been made:

- The proposed development has been reduced to 2 x single storey dwellings that are respectful of the surrounding context and provide a high quality of living to future residents.
- All front, side and rear setbacks are made compliant.
- The 10m rear buffer has been shown on the plans and not used in the SPOS calculation for each dwelling. It is noted that the developer (Pretty Sally Holdings) has requested the rear fence be positioned at the rear boundary. Council advice is sought on this matter.
- Only a single crossover is now proposed to the street frontage.

## PROPOSAL DESCRIPTION:

After discussions with council, the proposed 8 townhouse development has been abandoned in favour of a respectful 2 dwelling development that aligns with councils intent to maintain a sense of openness and spaciousness adjacent to the Farming Zone. The following measures / design elements have been incorporated to address council concerns:

- 2 single storey dwellings with compliant (and large ) front, side and rear setbacks are proposed. These dwellings have a traditional form factor with predominant face brickwork and pitched tile roofing.
- The proposed garage structures are accessed from a single concrete crossover and are setback substantially further than the dwellings (15m from the frontage). This reduces impact on the streetscape and ensures garaging does not dominate.
- Large SPOS are provided and ample area has been set aside for landscaping (in addition to the rear 10m buffer).
- The internal layouts of dwellings are functional, practical and allow high quality of living.
- A variety of articulations are provided all around the dwellings to improve the visual impact to the streetscape and along side boundaries.

Overall, we believe the proposed single storey dwellings are a respectful built form for such a large lot and will contribute positively to the streetscape. A variety of materials, articulations are incorporated and the material palette is respectful of the preferred future neighbourhood character.

We trust the enclosed information is satisfactory to the Council. We look forward to your favourable consideration of the application. If you require any further information, please do not hesitate to contact our office.

Regards,  
ARKHAM Design

Sam Derbas  
Senior Building Designer



apply@designreview.group

+61 3 9650 2081

Level 11, 125 Swanston Street  
Melbourne, Victoria, 3000, Australia

2021-08-13

Mr. Sam Derbas

admin@arkhamdesign.com.au

**Development proposal for Lot 8122, Daffodil Crescent, Wallan, Victoria, 3756**

Dear Mr. Derbas,

Congratulations! Your development proposal for Lot 8122 at Springridge is approved.

Please find attached drawings showing the proposed development. These drawings are endorsed as complying with the Springridge Design Standards.

Please note the following standard conditions:

- All materials and finishes must be as shown on these drawings.
- All ancillary items and services should be sited unobtrusively and away from public view. This includes but is not limited to: water tanks, air-conditioners, clotheslines, bins, satellite dishes, antennas and service meters.
- Internal windows furnishings must be fitted within 3 months of occupancy. Sheets, blankets or similar materials are not permitted.

No further approvals are needed from us, or before you obtain a building permit. We suggest you engage a licensed building surveyor to assist you to obtain this permit.

You may also need other permits. If before or during construction you wish to change the development from what has been approved in the drawings, you must apply again to designreview.group for approval. This includes even minor changes such as the colour of external finishes.

A determination is usually made quickly, and is usually an approval. Please note that by approving these plans designreview.group does not warrant, imply or in any way suggest that these plans comply with the relevant Planning Scheme or Building Regulations in force at the time of approval.

We advise you to seek advice from a licensed building surveyor. If you would like further information please contact designreview.group on 03 9650 2081, or by email on apply@designreview.group

Yours sincerely

**Nathan Alexander**

Design Review Group Director